

076.0

0005

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

Total Card / Total Parcel

1,170,100 / 1,170,100

1,170,100 / 1,170,100

1,170,100 / 1,170,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FERGUSON SUSAN L / TRUSTEE

Owner 2: SUSAN L FERGUSON REVOCABLE

Owner 3: TRUST-2019

Street 1: 44 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FERGUSON SUSAN -

Owner 2: -

Street 1: 44 CROSBY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 3018 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

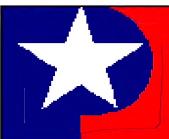
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	12									420,000						420,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	750,100		420,000	1,170,100		48380
							GIS Ref
							GIS Ref
							Insp Date
							06/08/20



Patriot Properties Inc.
!6362!

USER DEFINED

Prior Id # 1:	48380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	03:47:01
LAST REV Date	Time
04/27/21	12:07:15
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	750,100	0	6,000.	420,000	1,170,100		Year end	12/23/2021
2021	101	FV	727,700	0	6,000.	420,000	1,147,700		Year End Roll	12/10/2020
2020	101	FV	221,700	0	6,000.	420,000	641,700	641,700	Year End Roll	12/18/2019
2019	101	FV	192,700	0	6,000.	390,000	582,700	582,700	Year End Roll	1/3/2019
2018	101	FV	192,700	0	6,000.	390,000	582,700	582,700	Year End Roll	12/20/2017
2017	101	FV	192,700	0	6,000.	342,000	534,700	534,700	Year End Roll	1/3/2017
2016	101	FV	192,700	0	6,000.	312,000	504,700	504,700	Year End	1/4/2016
2015	101	FV	180,300	0	6,000.	276,000	456,300	456,300	Year End Roll	12/11/2014

SALES INFORMATION

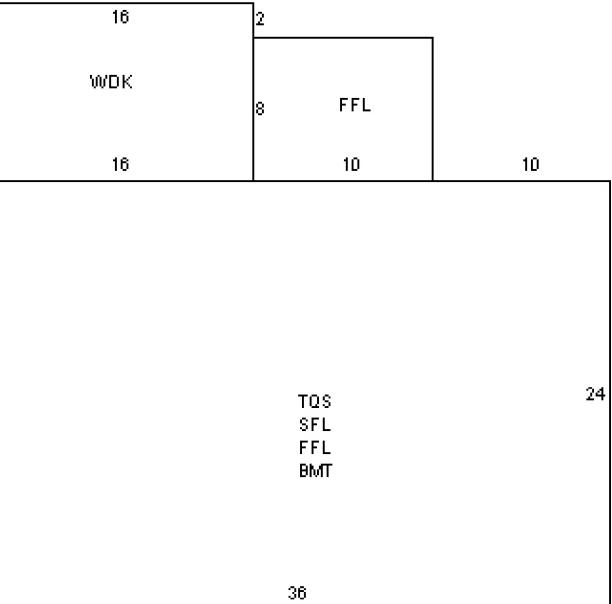
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERGUSON SUSAN,	77294-489		3/22/2021	Convenience	10	No	No		
DOHERTY STEPHEN	74681-453		5/15/2020		1,277,000	No	No		
RONZIO ALLAN F,	72989-520		7/25/2019	Change>Sale	646,000	No	No		Marie A Ronzio dod 8/14/1996
	8206-574		1/29/1954	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/24/2019	1491	Heat App	15,000						7/16/2020	SQ Mailed	MM	Mary M
7/23/2019	1114	Addition	134,000	O					6/8/2020	Measured	DGM	D Mann
									10/30/2018	TTL REFUSAL	CC	Chris C
									6/2/2009	Measured	189	PATRIOT
									10/13/1999	Mailer Sent		
									10/13/1999	Measured	266	PATRIOT
									12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 2	Rating: Very Good													
Sty Ht: 2T	2 & 3/4 Sty			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:													
Foundation: 1	Concrete			A 3QBth: 1	Rating:													
Frame: 1	Wood			1/2 Bath: 1	Rating: Very Good													
Prime Wall: 4	Vinyl			A HBth: 1	Rating:													
Sec Wall: 1	%			OthrFix: 1	Rating:													
Roof Struct: 1	Gable			OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1								
Color: GRAY				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Very Good			Other										
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper										
Grade: B+ - Good (+)				CONDOS INFORMATION				Lvl 2										
Year Blt: 1952	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdct: G21	Fact: .			Floor:				Totals	RMS: 7	BRs: 4	Baths: 2	HB: 1						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL						
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	7	4	1						
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Additions:										
Prim Int Wal: 1	Drywall			Functional:	%			Kitchen:										
Sec Int Wall: 1	%			Economic:	%			Baths:										
Partition: T	Typical			Special:	%			Plumbing:										
Prim Floors: 3	Hardwood			Override:	%			Electric:										
Sec Floors: 1	%			Total:	4.6 %			Heating:										
Bsmnt Flr: 12	Concrete			CALC SUMMARY				General:	1	7	4							
Subfloor:				Basic \$ / SQ: 130.00														
Bsmnt Gar: 1				Size Adj.: 1.07752442				COMPARABLE SALES										
Electric: 3	Typical			Const Adj.: 1.04989493				Rate	Parcel ID	Typ	Date	Sale Price						
Insulation: 3	Typical			Adj \$ / SQ: 147.067														
Int vs Ext: S				Other Features: 118558														
Heat Fuel: 2	Gas			Grade Factor: 1.46														
Heat Type: 1	Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 786234														
% Com Wal	% Sprinkled			Depreciation: 36167														
				Depreciated Total: 750068														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
PARCEL ID 076.0-0005-0007.0																		
More: N	Total Yard Items:	Total Special Features:								Total:								



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	944	147.070	138,832
BMT	Basement	864	65.630	56,703
SFL	Second Floor	864	147.070	127,066
TQS	3/4 Story	648	147.070	95,300
WDK	Deck	160	12.860	2,058

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	100	FLA	65		

Net Sketched Area: 3,480 Total: 419,959

Size Ad Gross Area FinArea 3018

IMAGE



AssessPro Patriot Properties, Inc